005.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,300 / 900,300
					USE VALUE:	900,300 / 900,300
					ASSESSED:	900,300 / 900,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75	-77	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O MAHONY BRENDAN
Owner 2:	
Owner 3:	
Street 1:	39 EPPING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O MAHONY BRENDAN -
Owner 2:	-
Street 1:	20 BARBARA LANE
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 5,161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2480 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5161.000	440,400		459,900	900,300
Total Card	0.118	440,400		459,900	900,300
Total Parcel	0.118	440,400		459,900	900,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.02 | /Parcel: 363.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4961
GIS Ref:
GIS Ref:
Insp Date: 08/31/17

!529!

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	440,500	0	5,161.	459,900	900,400	900,400	Year End Roll	12/18/2019
2019	104	FV	340,000	0	5,161.	488,600	828,600	828,600	Year End Roll	1/3/2019
2018	104	FV	340,000	0	5,161.	356,400	696,400	696,400	Year End Roll	12/20/2017
2017	104	FV	339,600	0	5,161.	310,400	650,000	650,000	Year End Roll	1/3/2017
2016	104	FV	339,600	0	5,161.	264,400	604,000	604,000	Year End	1/4/2016
2015	104	FV	301,900	0	5,161.	258,700	560,600	560,600	Year End Roll	12/11/2014
2014	104	FV	301,900	0	5,161.	212,700	514,600	514,600	Year End Roll	12/16/2013
2013	104	FV	314,400	0	5,161.	202,300	516,700	516,700		12/13/2012

PRINT

Date	Time
12/10/20	16:18:17

LAST REV

Date	Time
09/14/17	11:05:12

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 529

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O MAHONY BREND	48203-521		9/22/2006	Family	99	No	No		
	15521-585		4/1/1984		125,000	No	No		Y

USER DEFINED

Prior Id # 1:	4961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2009	35	Manual	9,000					
9/10/2004	845	Manual	900					replace gutters
4/27/2004	263	Redo Kit	4,800	C		G6	GR FY06	
4/29/2002	278	Re-Roof	5,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
3/2/2005	Permit Visit	BR	B Rossignol
10/23/1999	Inspected	263	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5161		Sq. Ft.	Site		0	80.	1.11	1									459,866						459,900	

Total AC/HA: 0.11848 | Total SF/SM: 5161 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 459,866 | Spl Credit | Total: 459,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07338715
Const Adj.:	0.98000199
Adj $ / SQ:	178.827
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638254
Depreciation:	197859
Depreciated Total:	440395

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

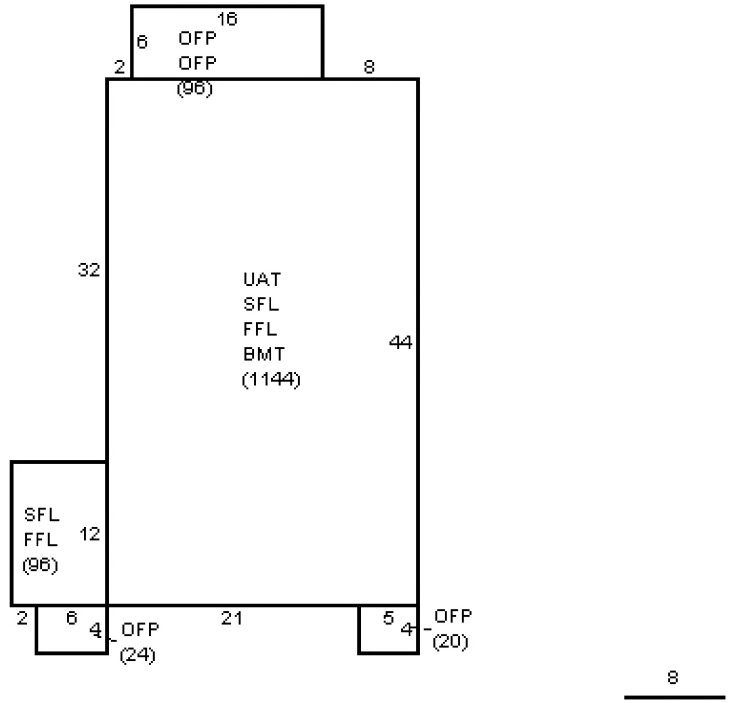
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	178.83
Special Features:	0	Val/Su Net:	106.22
Final Total:	440400	Val/Su SzAd	177.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,240	178.830	221,745
SFL	Second Floor	1,240	178.830	221,745
BMT	Basement	1,144	53.650	61,373
UAT	Upper Attic	286	71.530	20,458
OFP	Open Porch	236	23.020	5,433

Net Sketched Area: 4,146 | Total: 530,754

Size Ad 2480 | Gross Are 5004 | FinArea 2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

005.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: